175.0	0010	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	851,900 / 851,900
					USE VALUE:	851,900 / 851,900
					ASSESSED:	851,900 / 851,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
57		NICOD ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BELANGER JOHN M/KERRIN
Owner 2:	
Owner 3:	
Street 1:	57 NICOD ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	WISE MARLENE A -
Owner 2:	-
Street 1:	57 NICOD ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 7,673 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1955, having primarily Wood Shingle Exterior and 2106 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7673.000	396,800		455,100	851,900
Total Card	0.176	396,800		455,100	851,900
Total Parcel	0.176	396,800		455,100	851,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 404.51 | /Parcel: 404.5

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	117849
GIS Ref	
GIS Ref	
Insp Date	06/26/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 175.0-0010-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	396,800	0	7,673.	455,100	851,900	851,900	Year End Roll	12/18/2019
2019	101	FV	317,300	0	7,673.	448,600	765,900	765,900	Year End Roll	1/3/2019
2018	101	FV	316,500	0	7,673.	344,600	661,100	661,100	Year End Roll	12/20/2017
2017	101	FV	316,500	0	7,673.	325,100	641,600	641,600	Year End Roll	1/3/2017
2016	101	FV	316,500	0	7,673.	299,100	615,600	615,600	Year End	1/4/2016
2015	101	FV	291,800	0	7,673.	279,600	571,400	571,400	Year End Roll	12/11/2014
2014	101	FV	291,800	0	7,673.	257,500	549,300	549,300	Year End Roll	12/16/2013
2013	101	FV	291,800	0	7,673.	257,500	549,300	549,300		12/13/2012

!13706!

PRINT

Date	Time
12/11/20	03:37:40

LAST REV

Date	Time
07/10/18	10:39:43
apro	
13706	

USER DEFINED

Prior Id # 1:	117849
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WISE MARLENE A	51605-517		8/22/2008		515,000	No	No		
	12550-81		11/1/1973			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/14/2014	997	Renovate	100,000		8/14/2014			Renovation of two
6/23/2014	734	Demoliti	5,000					
9/6/2011	1084	Redo Bas	11,600					BMT FINISH / FINIS
1/8/2007	12	New Wind	6,148					
12/4/1992	628	Manual	4,000					WALL-RETAINING
11/20/1992	613		10,000					12X15 ADDITION

ACTIVITY INFORMATION

Date	Result	By	Name
6/26/2018	MEAS&NOTICE	BS	Barbara S
8/14/2014	Info Fm Prmt	PC	PHIL C
7/1/2014	Info Fm Prmt	PC	PHIL C
12/31/2008	Meas/Inspect	163	PATRIOT
4/21/2000	Inspected	276	PATRIOT
12/21/1999	Mailer Sent		
12/14/1999	Measured	256	PATRIOT
7/23/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7673		Sq. Ft.	Site		0	70.	0.85	6									455,131						455,100	

Total AC/HA: 0.17615 | Total SF/SM: 7673 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 455,131 | Spl Credit | Total: 455,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1955	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	14 - Asphalt Tile		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.30298495
Const Adj.:	0.99989998
Adj $ / SQ:	136.800
Other Features:	92739
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	415926
Depreciation:	19133
Depreciated Total:	396793

COMMENTS

OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 3		Baths: 1					HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

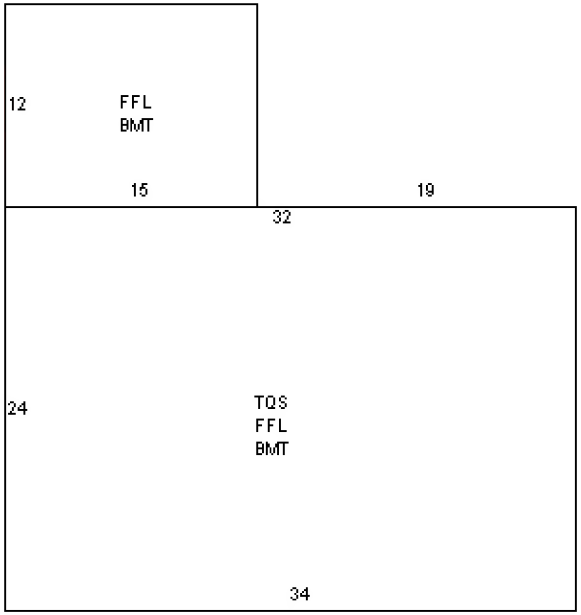
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	150.48
Special Features:	0	Val/Su Net:	152.38
Final Total:	396800	Val/Su SzAd	246.77

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	996	65.660	65,401
FFL	First Floor	996	136.800	136,253
TQS	3/4 Story	612	136.800	83,721
	Net Sketched Area:	2,604	Total:	285,375
Size Ad	1608	Gross Are	2808	FinArea 2106

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	50	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 175.0-0010-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X12	A	AV	2010	0.00	T	7.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	